

**PLANNING AND ZONING COMMISSION
AGENDA**

Tuesday, September 28, 2010

8:00 P.M.

**Room 206
Town Hall**

PUBLIC HEARING

Coastal Site Plan Review #170-B, Flood Damage Prevention Application #291, Land Filling & Regrading Application #77-B, A.C. & Mandi Morgan, 4 Salem Straits (aka 4 Hawthorne Road). Proposing to abandon the existing septic system, connect to the sanitary sewer system; construct a pool and patio with associated pool house; construct a fixed pier and fixed platform; and perform related site development activities within regulated areas. The subject property is located on the south side of Salem Straits/Hawthorne Road approximately 400 feet east of its intersection with Goodwives River Road, and is shown on Assessor's Map #62 as Lot #84, in the R-1 Zone.
HEARING POSTPONED UNTIL SOMETIME IN OCTOBER, 2010.

Business Site Plan #276/Special Permit, Callari Auto Group d/b/a Mini of Fairfield County, 154 Boston Post Road. Proposing to raze the existing building formerly occupied by the Cookhouse and construct a new building for automobile dealership with associated service bays and to perform related site development activities. The subject property is located on the southeast side of Boston Post Road across the street and approximately 400 feet east of its intersection with Richmond Drive, and is shown on Assessor's Map #32 as Lot #8, and is in the SB-E (commercial) Zone.

Coastal Site Plan Review #258, Flood Damage Prevention Application #292, Land Filling & Regrading Application #246, Robert & Justine Stewart, 24 Cross Road. Proposing to raze the existing residence and construct a new single-family residence with associated septic system and stormwater management system and perform related site development activities within regulated areas. The subject property is located on the north side of Cross Road, approximately 325 feet west of its intersection with Hope Drive, and is shown on Assessor's Map #69 as Lot #11, in the R-1 Zone.

Land Filling & Regrading Application #248, Michael Kadish, 4 Robinson Street. Proposing to fill and regrade in the back yard with associated stormwater management system in the side yard and perform related site activities. The subject property is located on the east side of Robinson Street, approximately 165 feet north of its intersection with West Avenue, and is shown on Assessor's Map #24 as Lot #33-34, in the R-1/3 Zone.

GENERAL MEETING

Discussion, deliberations and possible decisions regarding the following:

Coastal Site Plan Review #214-A, Flood Damage Prevention Application #230-A, Melanie Branca, 8 Waverly Road. Proposing to raze the existing residence and to construct a new single-family residence, and to perform related site development activities within regulated areas. The subject property is located on the west side of Waverly Road, approximately 200 feet north of its intersection with Baywater Drive, and is shown on Assessor's Map #55 as Lots #16 & 17 in the R-NBD Zone. *PUBLIC HEARING CLOSED ON 9/14/2010. DEADLINE TO DECIDE APPLICATION IS 11/18/2010, UNLESS EXTENSION IS GRANTED BY APPLICANT.*

Flood Damage Prevention Application #286, Mark & Susan Luecke, 47 Echo Drive North.

Proposing to construct a new detached garage with associated driveway; construct additions and alterations to the existing residence including a new patio; fill and regrade adjacent to the residence; and to perform related site development activities within a regulated area. The subject property is located on the north side of Echo Drive North directly across from its intersection with Alpine Lane, and is shown on Assessor's Map #30 as Lot #66, and is in the R-1/3 Zone. *PUBLIC HEARING CLOSED ON 9/14/2010. DEADLINE TO DECIDE APPLICATION IS 11/18/2010, UNLESS EXTENSION IS GRANTED BY APPLICANT.*

Flood Damage Prevention Application #290, Paul & Karen Clifford, 16 Linda Lane. Proposing to relocate an existing chicken coop and install a fence within a regulated area. The subject property is located on the southwest side of Linda Lane approximately 1,065 feet southwest of its intersection with Hanson Road, and is shown on Assessor's Map #9 as Lot #98, within the R-2 Zone. *PUBLIC HEARING CLOSED ON 9/14/2010. DEADLINE TO DECIDE APPLICATION IS 11/18/2010, UNLESS EXTENSION IS GRANTED BY APPLICANT.*

Amendment of Special Permit #47-C, Darien Community Association, 274 Middlesex Road.

Request for a special event fundraiser on October 16, 2010 and one additional event in 2011.

Deliberations only on any public hearings closed on September 28, 2010.

Approval of Minutes

September 7, 2010 Public Hearing/General Meeting

Any Other Business (Requires two-thirds vote of Commission)

ADJOURN.